

**County of San Diego TIF Program**  
**VALLEY CENTER FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$880 / acre	\$378 / acre	\$1,258 / acre
<b>AIRPORT</b>			
Commercial	\$30,801 / ksf	\$13,240 / ksf	\$44,041 / ksf
General Aviation	\$2,640 / acre	\$1,135 / acre	\$3,775 / acre
Heliports	\$44,002 / acre	\$18,914 / acre	\$62,916 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$269,400 / acre	\$115,800 / acre	\$385,200 / acre
Self-serve	\$44,900 / wash stall	\$19,300 / wash stall	\$64,200 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$22,234 / fueling space	\$73,958 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$21,539 / fueling space	\$71,647 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$20,844 / fueling space	\$69,336 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$6,948 / ksf	\$23,112 / ksf
Auto Repair Center	\$6,466 / ksf	\$2,779 / ksf	\$9,245 / ksf
Auto Parts Sales	\$19,397 / ksf	\$8,338 / ksf	\$27,734 / ksf
Quick Lube	\$12,931 /	\$5,558 /	\$18,490 /
Tire Store	\$8,082 / ksf	\$3,474 / ksf	\$11,556 / ksf
<b>CEMETERY</b>	\$2,245 / acre	\$965 / acre	\$3,210 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$3,596 / ksf	\$1,546 / ksf	\$5,142 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$6,755 / ksf	\$22,470 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$8,589 / ksf	\$28,569 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$12,043 / ksf	\$40,061 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$18,065 / ksf	\$60,091 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$6,562 / ksf	\$21,828 / ksf
Electronics Superstore	\$19,083 / ksf	\$8,203 / ksf	\$27,285 / ksf
Factory Outlet	\$15,266 / ksf	\$6,562 / ksf	\$21,828 / ksf
Supermarket	\$57,248 / ksf	\$24,608 / ksf	\$81,855 / ksf
Drugstore	\$34,349 / ksf	\$14,765 / ksf	\$49,113 / ksf

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Convenience Market (15-16 hours)	\$190,825 / ksf	\$82,025 / ksf	\$272,850 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$114,835 / ksf	\$381,990 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$139,443 / ksf	\$463,845 / ksf
Discount Club	\$22,899 / ksf	\$9,843 / ksf	\$32,742 / ksf
Discount Store	\$22,899 / ksf	\$9,843 / ksf	\$32,742 / ksf
Furniture store	\$2,290 / ksf	\$984 / ksf	\$3,274 / ksf
Lumber Store	\$11,450 / ksf	\$4,922 / ksf	\$16,371 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$6,562 / ksf	\$21,828 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$9,843 / ksf	\$32,742 / ksf
Garden Nursery	\$15,266 / ksf	\$6,562 / ksf	\$21,828 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$18,046 / ksf	\$60,027 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$820 / unit	\$2,729 / unit
<b>EDUCATION</b>			
University (4 years)	\$1,078 / student	\$463 / student	\$1,541 / student
Junior College (2 years)	\$534 / student	\$230 / student	\$764 / student
High School	\$548 / student	\$235 / student	\$783 / student
Middle/Junior High	\$552 / student	\$237 / student	\$790 / student
Elementary	\$647 / student	\$278 / student	\$924 / student
Day Care	\$1,931 / child	\$830 / child	\$2,761 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$51,860 / ksf	\$22,292 / ksf	\$74,151 / ksf
with Drive-Through	\$69,146 / ksf	\$29,722 / ksf	\$98,868 / ksf
Drive-Through only	\$86,433 / lane	\$37,153 / lane	\$123,585 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$18,576 / lane	\$61,793 / lane
Savings & Loan	\$20,744 / ksf	\$8,917 / ksf	\$29,660 / ksf
Drive-Through only	\$86,433 / lane	\$37,153 / lane	\$123,585 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$18,576 / lane	\$61,793 / lane
<b>HOSPITAL</b>			
General	\$8,800 / bed	\$3,783 / bed	\$12,583 / bed
Convalescent/Nursing	\$1,320 / bed	\$567 / bed	\$1,887 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$2,470 / ksf	\$8,218 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$1,513 / ksf	\$5,033 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$1,872 / ksf	\$6,227 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$749 / ksf	\$2,491 / ksf
Warehousing	\$2,178 / ksf	\$936 / ksf	\$3,114 / ksf
Storage	\$871 / ksf	\$374 / ksf	\$1,245 / ksf
Science Research & Development	\$3,484 / ksf	\$1,498 / ksf	\$4,982 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$1,123 / acre	\$3,736 / acre
<b>LIBRARY</b>	\$19,756 / ksf	\$8,492 / ksf	\$28,248 / ksf
<b>LODGING</b>			

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LAND USE CATEGORY	APPLICABLE FEE		
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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$1,853 / room	\$6,163 / room
Motel	\$3,879 / room	\$1,668 / room	\$5,547 / room
Resort Hotel	\$3,448 / room	\$1,482 / room	\$4,931 / room
Business Hotel	\$3,017 / room	\$1,297 / room	\$4,314 / room
<b>MILITARY</b>	\$1,100 / person	\$473 / person	\$1,573 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$3,706 / ksf	\$12,326 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$3,183 / ksf	\$10,587 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$2,247 / ksf	\$7,473 / ksf
Single Tenant Office	\$6,097 / ksf	\$2,621 / ksf	\$8,718 / ksf
Corporate Headquarters	\$3,049 / ksf	\$1,310 / ksf	\$4,359 / ksf
Government (Civic Center)	\$11,315 / ksf	\$4,864 / ksf	\$16,178 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$14,591 / ksf	\$48,535 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$32,424 / ksf	\$107,856 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$48,636 / ksf	\$161,784 / ksf
Mail Drop Lane only	\$565,740 / lane	\$243,180 / lane	\$808,920 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$121,590 / lane	\$404,460 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$29,182 / ksf	\$97,070 / ksf
Medical-Dental	\$20,205 / ksf	\$8,685 / ksf	\$28,890 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$9,071 / acre	\$30,174 / acre
Regional (developed)	\$8,441 / acre	\$3,628 / acre	\$12,070 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$907 / acre	\$3,017 / acre
State (average 1000 acres)	\$422 / acre	\$181 / acre	\$603 / acre
Amusement (Theme)	\$33,765 / acre	\$14,514 / acre	\$48,278 / acre
San Diego Zoo	\$48,537 / acre	\$20,863 / acre	\$69,400 / acre
Sea World	\$33,765 / acre	\$14,514 / acre	\$48,278 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$245,154 / klf shore	\$105,378 / klf shore	\$350,532 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$8,782 / klf shore	\$29,211 / klf shore
Bowling Center	\$12,258 / ksf	\$5,269 / ksf	\$17,527 / ksf
Campground	\$1,634 / campsite	\$703 / campsite	\$2,337 / campsite
Golf Course	\$2,860 / acre	\$1,229 / acre	\$4,090 / acre
Driving Range only	\$28,601 / acre	\$12,294 / acre	\$40,895 / acre
Marinas	\$1,634 / berth	\$703 / berth	\$2,337 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$15,807 / acre	\$52,580 / acre
Racquetball/Health Club	\$12,258 / ksf	\$5,269 / ksf	\$17,527 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$6,537 / acre	\$2,810 / acre	\$9,348 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$8,782 / acre	\$29,211 / acre
Indoor Arena	\$12,258 / acre	\$5,269 / acre	\$17,527 / acre
Racetrack	\$16,344 / acre	\$7,025 / acre	\$23,369 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$12,815 / ksf	\$42,629 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural	\$5,226 / unit	\$2,247 / unit	\$7,473 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$4,355 / unit	\$1,872 / unit	\$6,227 / unit
(average 3-6 DU/acre)			
Condominium	\$3,484 / unit	\$1,498 / unit	\$4,982 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$2,613 / unit	\$1,123 / unit	\$3,736 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$1,498 / unit	\$4,982 / unit
(6-20 DU/acre)	\$2,613 / unit	\$1,123 / unit	\$3,736 / unit
Mobile Home			
Family	\$2,178 / unit	\$936 / unit	\$3,114 / unit
Adults Only	\$1,307 / unit	\$562 / unit	\$1,868 / unit
Retirement Community	\$1,742 / unit	\$749 / unit	\$2,491 / unit
Congregate Care Facility	\$1,091 / unit	\$469 / unit	\$1,560 / unit
<b>RESTAURANT</b>			
Quality	\$39,512 / ksf	\$16,984 / ksf	\$56,496 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$27,174 / ksf	\$90,394 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$110,396 / ksf	\$367,224 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$118,888 / ksf	\$395,472 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$25,476 / ksf	\$84,744 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$11,225 / ksf	\$4,825 / ksf	\$16,050 / ksf
Truck Terminal	\$4,490 / ksf	\$1,930 / ksf	\$6,420 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$32,810 / berth	\$109,140 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$57,900 / acre	\$192,600 / acre
Park & Ride Lots	\$179,600 / acre	\$77,200 / acre	\$256,800 / acre
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